

PLANNING BOARD MEETING

February 7, 2018

Present at meeting: Chair Joseph B. Potter, Vice Chair Nancy Keeshan, Members Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug, Patti Leber, and Randall T. Parsons. Also present were Assistant Director JoAnne Pahwul, Planner Eric Schantz, Counsel John Jilnicki, Secretary Jodi Walker, and several other interested persons.

The meeting was called to order at 6:30 PM.

WORK SESSION:

1. WAINSCOTT HOLDINGS, LLC FINAL SUBDIVISION SCTM #300-200-2-51.2

Assistant Director Pahwul gives an overview and presents plans. The applicant should submit a revised final map that depicts the easement requested by the Bridgehampton Fire Department. The title of the map should be changed to "Map of Wainscott Holdings, LLC Final Subdivision". The scenic easement and agricultural easement will be subject to counsel and board review.

2. RAIDY LOT LINE MODIFICATION SCTM #300-171-2-21, 22

Assistant Director Pahwul gives an overview and presents plans. The applicant should consider a revised plan that creates more regularly shaped lots. The applicant should submit the required agricultural data statement. The board agrees to assume lead agency status. The map should be revised as outlined in the planning department memo.

3. SPRING HOLLOW LOT LINE MODIFICATION SCTM #300-92-3-8, 9

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The board finds the proposed lot line modification configuration to be acceptable. The board agrees to waive the public hearing requirement.

PUBLIC HEARINGS:

BECKMANN COMMERCIAL BUILDING SITE PLAN/SPECIAL PERMIT SCTM #300-49-1-14

Vice Chair Keeshan reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. No public comments were heard. A motion is made to close hearing, seconded and approved.

FORT POND NATIVE PLANTS ADDITIONS SITE PLAN SCTM #300-49-3-5.1

Vice Chair Keeshan reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. No public comments were heard. A motion is made to close hearing, seconded and approved.

NEW CINGULAR WIRELESS AT SCWA GENERATOR SITE PLAN SCTM #300-16-2-13

Vice Chair Keeshan reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. No public comments were heard. A motion is made to close hearing, seconded and approved.

4. NEW CINGULAR WIRELESS AT MONTAUK POINT LIGHTHOUSE SITE PLAN/PWSF

SCTM #300-15-1-9

Planner Schantz gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The board finds the proposed project to be consistent with the Local Waterfront Revitalization Plan (LWRP). The application will be complete and ready to be scheduled for public hearing once the ZBA has granted the necessary relief.

**5. NEW CINGULAR WIRELESS AT ST. PETER'S CHAPEL SITE PLAN/PWSF
SCTM #300-103-6-23**

Member Krug recuses himself.

Planner Schantz gives an overview and presents plans. The applicant's attorney states that alternative site in the area would be considered and the board tabled its discussion until the next meeting.

**6. PECONIC LAND TRUST FARM STORAGE BUILDING SITE PLAN
SCTM #300-149-3-3.4**

Planner Schantz gives an overview and presents plans. The applicant agrees to submit a revised site plan that illustrates all on-site structures. The applicant will consider changes to the façade to limit its visibility. The board may need to re-open the public hearing.

**7. DAMIECKI BARN SITE PLAN
SCTM #300-157-3-1.3**

Assistant Director Pahwul gives an overview and presents plans. The board agrees to the modification request.

**8. SCOVILLE HALL TERRACE AND GENERATOR WELL SITE PLAN
SCTM #300-171-5-2**

Assistant Director Pahwul gives an overview and presents plans. The applicant should consider extending the fence along the back property line to buffer the neighbor. The proposed locations of the structures are acceptable. The site plan should be revised as outlined in the planning department memo, including the method of screening of the dumpster. Additional information regarding the generator, including a cross-section and dBA levels at the property line should be provided. A lighting plan that complies with the board's guidelines should be submitted.

**9. MOBIL GENERATOR SITE PLAN
SCTM #300-171-2-9.3**

Assistant Director Pahwul gives an overview and presents plans. The applicant should consider installing the generator below grade. The applicant should also consider relocating the generator and propane tank on the east side of the property. The applicant should provide dBA levels at the property line for the generator supported by specification S. A revised site plan should be submitted that provides information requested in the planning department memo.

By motions made, seconded, the following resolutions were approved by the Board:

WAINSCOTT HOLDINGS, LLC FINAL SUBDIVISION APPROVAL

TABLED

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**EXTENSION
OF TIME**

**HERZFELD
LOT LINE MODIFICATION
SCTM #300-197-3-45, 61.2**

ADOPTED: 2 / 7 / 18

1. By resolution adopted June 7, 2017, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By letter dated November 20, 2017, Robert Kouffman, attorney for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the Planning Board Resolution in order that the map may be signed, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one (1) year, or until December 7, 2018.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: February 7, 2018

cc: Robert Kouffman, Esq.
P.O. Box 899
Bridgehampton, NY 11932

Planning Department
Building Department

Result: Adopted
Mover: Randy Parsons
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

SURF LODGE PROPANE TANK REPLACEMENT SITE PLAN APPROVAL

TABLED

PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK

In the Matter of the Application

**SITE PLAN
APPROVAL**

of

**LIFE STORAGE, INC.
SITE PLAN
SCTM #300-185-1-31.11, 31.12, 31.13**

ADOPTED: 2 / 7 / 18

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code..:

2. DESCRIPTION OF PROPOSED WORK: Reconfiguration and relocation of existing parking spaces and an increase in the number of spaces from 12 to 18, providing 11 of these spaces for long term rental.

3. SIZE OF PROPERTY: 3.73 acres

4. OWNER OF PROPERTY: Life Storage, Inc.

5. APPLICANT: Thomas Wolanski, P.E., Greenman-Pedersen, Inc.

6. PROPOSED SITE PLAN: Proposed Site Modifications Parking Upgrades (SP-1), prepared by Greenman-Pedersen, Inc. dated revised December 6, 2017

7. DATE OF PUBLIC HEARING ON APPLICATION: January 10, 2018

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-185-1-31.11, 31.12, 31.13

2. STREET LOCATION: Hardscrabble Court

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: East Hampton

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:

• Lot 5 – C.O. 8/6/98 – C.O. East Hampton Self Storage, Inc. – 10,500 sq. ft. 1st floor, 10,500 sq. ft. 2nd floor, metal storage building;

• Lot 6 – 6/5/96 – C.O. E. H. Self- Storage, Inc. 10,500 sq. ft. 1st floor, 10,500, 2nd floor, 2 story, self-storage building

• Lot 7 – C.O. E.H. Self-Storage – 10,500 1st floor, 10,500 2nd floor self-storage building

6. FILED MAP NAME: Hardscrabble Commercial Center

7. FILED MAP NUMBER: Map #8617

8. DATE OF MAP FILING: September 15, 1988

9. BLOCK NUMBER IN FILED MAP: N/A

10. LOT NUMBER IN FILED MAP: Lots 5, 6, 7

C. ZONING CLASSIFICATION

1. ZONING DISTRICT: Commercial Industrial

2. ZONING OVERLAY DISTRICT: N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Type II
2. **LEAD AGENCY:** N/A
3. **DETERMINATION OF SIGNIFICANCE:** N/A
4. **DATE OF DETERMINATION:** N/A

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
2. By memo dated July 14, 2017, the Chief Fire Marshal found that further review for fire protection purposes was not pertinent.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. **TYPE OF APPROVAL GRANTED:** Site Plan
 - (a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.
2. **NATURE OF APPROVED USE:** Parking
3. **DESCRIPTION OF APPROVED WORK:** Reconfiguration and relocation of existing parking spaces and an increase in the number of spaces from 12 to 18, providing 11 of these spaces for long term rental.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. **APPROVED SITE PLAN:** Proposed Site Modifications Parking Upgrades (SP-1 prepared by Greenman-Pedersen, Inc. and dated revised December 6, 2017
2. **APPROVED BUILDING OR CONSTRUCTION PLANS:**
 - The following plans prepared by Greenman-Pedersen, Inc. dated revised December 6, 2017:
 - Cover Sheet (CV-1),
 - Proposed Parking Blowup and Details (SP-2);
 - Partial Topographic survey prepared by Fehringer Surveying, P.C. dated revised October 4, 2017;
 - Lighting cut sheet for RAB ALED 18 dated received December 19, 2017.
3. **ADDITIONAL CONDITIONS AND TIME LIMITATIONS:**

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶3.2 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3. The applicant shall perform the parking and lighting improvements shown on the approved plans.

3. The parking improvements required by this site plan approval (including any devices for delineating parking spaces or directing traffic flow) shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3. No Certificate of Occupancy shall be issued for this site or for the improvements thereon until and unless all of the foregoing conditions have been met.

3. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: February 7, 2018

cc: Thomas Wolanski
Greenman-Pedersen, Inc.
400 Andrew Street, Suite 610
Rochester, NY 14604

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Randy Parsons
Secunder: Nancy Keeshan
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian

PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK

In the Matter of the Application

of

**DAMIECKI BARN
SITE PLAN
SCTM #300-157-3-1.3**

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: 2 / 7 / 18

The Planning Board has reviewed a prior determination of the Board and desires to modify certain provisions of the approval as set forth below. Except as modified herein, the determination is reaffirmed in all respects.

REQUEST TO MODIFY: Site Plan approval dated August 17, 2016

PROPERTY LOCATION: 176 Long Lane

PROPOSED AMENDMENT: Modify the approved lighting plan to relocate one light fixture from the northerly side of the barn to the easterly and to add two additional fixtures to the easterly side.

MODIFICATION AS APPROVED: Modify the approved lighting plan to relocate one light fixture from the northerly side of the barn to the easterly and to add two additional fixtures to the easterly side.

REASONS SUPPORTING MODIFICATION: After construction of the barn the applicant determined that a light fixture was not needed on the northerly side of the barn and that additional fixtures were needed on the easterly side. The additional light fixtures are the same fixture, RAAB wallpack, found to meet the Town of East Hampton's lighting code and the Planning Board's adopted lighting policy.

APPROVED PLAN AS MODIFIED: Replace C-2 Lighting Plan prepared by D.B. Bennett, P.E. dated November 18, 2015 with a sketch plan of lighting dated received January 31, 2018.

CONDITIONS TO MODIFICATION: N/A

DATED: February 7, 2018

cc: Alexander Balsam, Esq.
Dayton, Voorhees & Balsam, LLP
231 Pantigo Road, Suite 2
East Hampton, NY 11937

Planning Department
Building Inspector

Result: Adopted
Mover: Joseph B. Potter
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randy Parsons, Kathleen

Recusal: Cunningham, Ed Krug
 Ian Calder-Piedmonte

Adoption of Minutes: January 24, 2018
Chair Potter abstains

Upon motion duly made and seconded the meeting was adjourned at 9:20 PM.